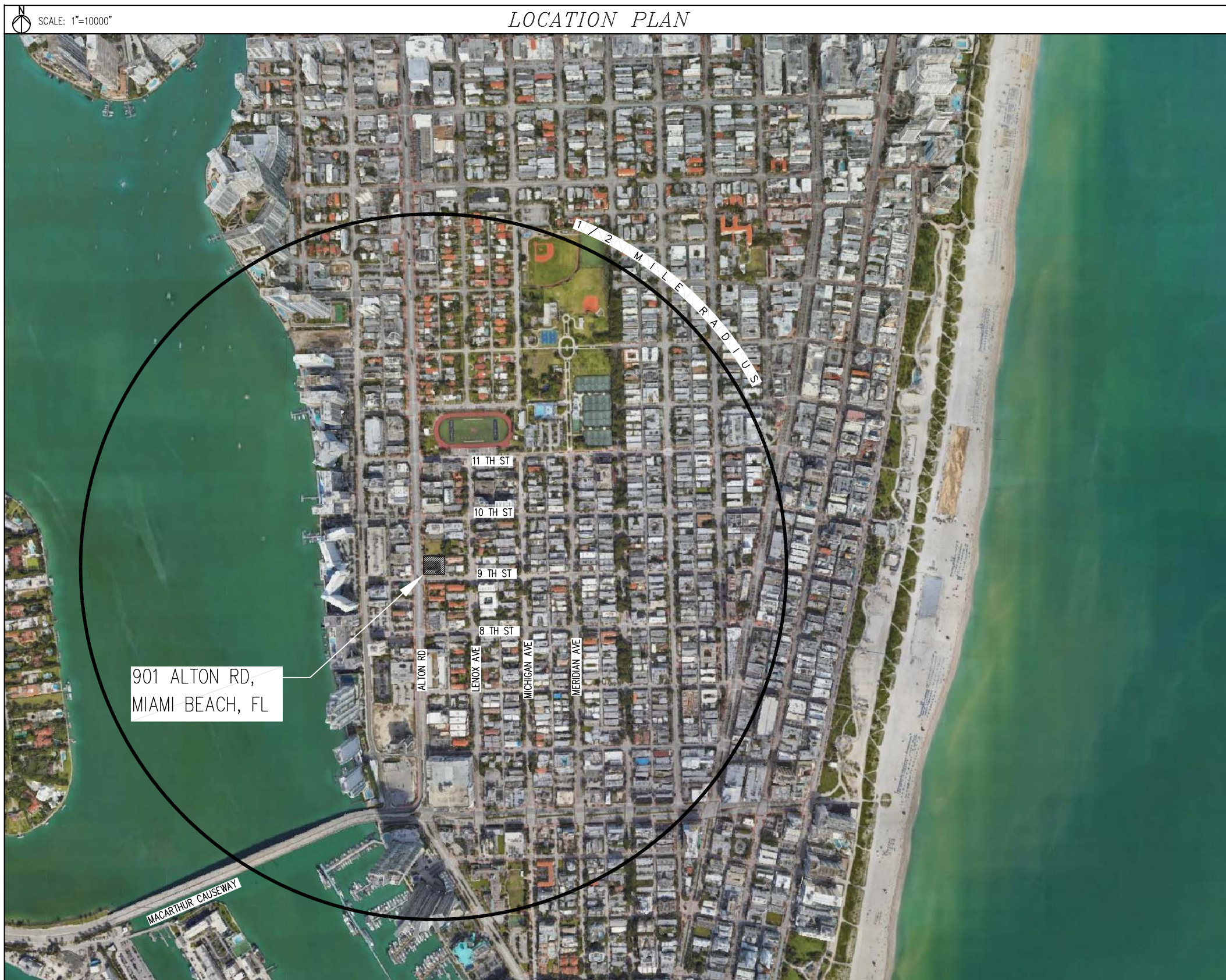


901 ALTON RD. MIAMI BEACH, FL. 33139

INTERIOR BUILD-OUT OF LIQUOR STORE IN EXISTING SHELL BUILDING



FIRST SUBMITTAL - 5/10/2021
FINAL SUBMITTAL - 6/01/2021

LIST OF DRAWINGS

A-1.0	LOCATION PLAN & BUILDING DATA
A-2.0	SURVEY INFORMATION
A-2.1	ZONING INFORMATION
A-3.0	SITE PLAN
A-4.0	EXISTING STRUCTURES
A-4.1	EXISTING STRUCTURES
A-4.2	EXISTING SURROUNDINGS
A-4.3	EXISTING SURROUNDINGS
A-4.4	EXISTING INTERIOR SPACES
A-4.5	EXISTING INTERIOR SPACES
A-5.0	EXISTING CONDITION PLAN
A-6.0	PROPOSED FLOOR PLAN

FULL LEGAL DESCRIPTION

3 54 42
LENOX MANOR RE-SUB PB 7-15
LOTS 7 & 8 BLK 123
LOT SIZE 127,500 X 160
OR 19066-4106 0400 1

SCOPE OF WORK

- NEW INTERIOR BUILD-OUT OF LIQUOR STORE

NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY
SUITE # 202
DANIA BEACH, FLORIDA 33004
PH: (954) 922-6551

EMAIL: nrosenstein@nrosensteinarchitect.com
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MY SUPERVISION, AND TO THE BEST
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APPLICABLE CODES.

REVISIONS

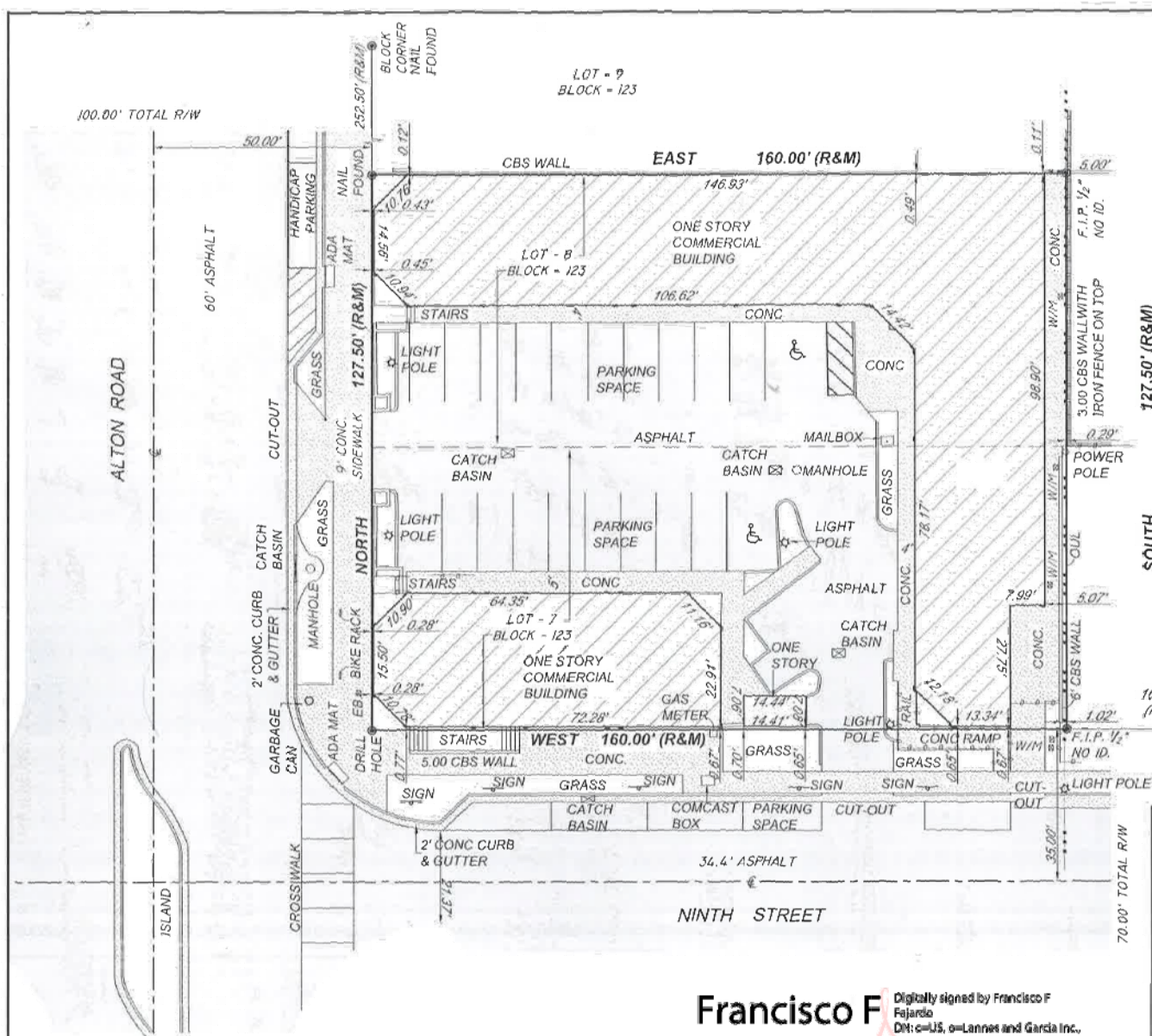
COMM.	DATE
2021-28	6/01/2021

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MIAMI BEACH

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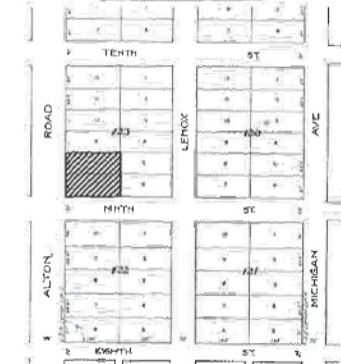
LOCATION PLAN
BLDG DATA

A-1.0 OF 6



LOCATION SKETCH

NOT TO SCALE


















LEGAL DESCRIPTION:

LOTS 7 & 8, BLOCK 123, "LENOX MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF ALTON ROAD = (NORTH)

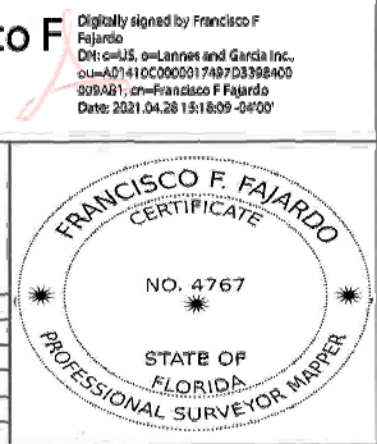
LEGEND							
AVC	AIR CONDITIONER	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
AVE	AVENUE	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
BLVD	BOULEVARD	FPL	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE
BM	BENCH MARK	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE		
CATV	CABLE TELEVISION BOX	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING		
C.B.	CATCH BASIN	FND	FOUND	P.O.C.	POINT OF COMMENCEMENT		
CBS	CONCRETE BLOCK STRUCTURE	L	ARC LENGTH	P.O.R.	POINT OF REVERSE CURVATURE		
CHB	CHORD BEARING	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT		
CH	CHORD DISTANCE	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY		
COR	CORNER	LS	LAND SURVEYOR	R	RADIUS		
CT	COURT	(M)	MEASURED	(R)	RECORD		
C	CENTERLINE	NAV.D	NORTH AMERICAN VERTICAL DATUM	R.E.	RIM ELEVATION		
CL	CLEAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RW	RIGHT-OF-WAY		
CONC.	CONCRETE	NO ID.	NOT IDENTIFIABLE	SAN.	SANITARY		
C.O.	CLEAN OUT	NO.	NUMBER	S.I.P.	SET IRON PIPE		
E.B.	ELECTRIC BOX	NTS	NOT TO SCALE	S.I.R.	SET IRON ROD		
ELEV.	ELEVATION	O.R.B	OFFICIAL RECORD BOOK	ST.	STREET		
ENCR.	ENCROACHMENT	ONPL	ON PROPERTY LINE	T	TANGENT		
E.R.P.	ELEVATION REFERENCE POINT	O.U.L.	OVERHEAD UTILITY LINES	T.B.M.	TEMPORARY BENCH MARK		
F.F.	FINISH FLOOR	P.C.	POINT OF CURVATURE	TEL.	TELEPHONE		
F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE	TYP.	TYPICAL		
				U.E.	UTILITY EASEMENT		

SYMBOLS	
	CONCRETE
	OVERHEAD UTILITY LINES
	WIRE FENCE
	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	SIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARTMENT CONNECTION

SYMBOLS

CONCRETE	OVERHEAD UTILITY LINES
WIRE FENCE	WOOD FENCE
PROPERTY CORNER	WATER FLOW
EXISTING GRADE ELEVATION	PROPOSED GRADE ELEVATION
WATER VALVE	SIGN
DRAINAGE MANHOLE	SANITARY MANHOLE
FIRE HYDRANT	LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION	

FLOOD ZONE: AE	PROPERTY OF: 901 ALTON ROAD INC.
MAP & PANEL= 12086C0319	
COMMUNITY No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	
	901 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

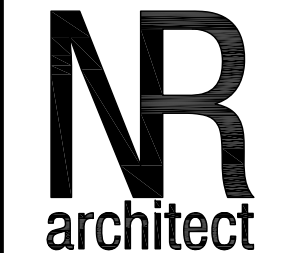


A BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 04/27/2021	SCALE: 1" = 30'	DRAWN BY: PB.	DWG. No.: 268662
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NORBERTO ROSENSTEIN
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REVISIONS

COMM.	DATE
2021-28	6/01/2021

MB LIQUORS
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901 ALTON RD
MIAMI BEACH, FLORIDA
33139

SURVEY



Planning Department, 1700 Convention Center Drive,2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

1 of 2

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 901 ALTON ROAD #909 & #911, MIAMI BEACH, FL 33139				
2	Board and file numbers : N/A				
3	Folio number(s): 02-4203-014-0500				
4	Year constructed:	1994	Zoning District / Overlay:	CD-2	
5	Based Flood Elevation:	8' N.G.V.D.	Grade value in NGVD:	5.94' N.G.V.D.	
6	Lot Area:	20,400 SQ. FT.	Lot Depth:	160.00 FT	
7	Lot width:	127.50 FT			
8	Minimum Unit Size	N/A	Average Unit Size:	N/A	
9	Existing use:	SELF-DEFENSE STUDIO/ BARTENDING SCHOOL	Proposed use:	LIQUOR STORE	
		Maximum	Existing	Proposed	Deficiencies
10	Height:	50'	20'-2"	20'-2"	
11	Number of Stories:	5	1	1	
12	FAR:	1.50	.48	0.48	
13	Gross square footage:	N/A	9,856	9,856	
14	Square Footage by use:	N/A	N/A	N/A	
15	Number of units Residential:	N/A	N/A	N/A	
16	Number of units Hotel:	N/A	N/A	N/A	
17	Number of seats:	N/A	N/A	N/A	
18	Occupancy load:	N/A	N/A	30	
19	Density (per Comprehensive Plan):				

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback:	N/A	N/A	N/A	
23	Side Setback facing street:	N/A	N/A	N/A	
24	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
25	Front Setback:	5'	5'	5'	
26	Side Setback:	5'	N/A	N/A	
27	Side Setback:	N/A	N/A	N/A	
28	Side Setback facing street:	5'	7'	7'	
29	Rear Setback:	5'	N/A	N/A	
	Pedestal:				
30	Front Setback:	0'	0'	0'	
31	Side Setback:	0'	0'	0'	
32	Side Setback:	N/A	N/A	N/A	
33	Side Setback facing street:	0'	0'	0'	
34	Rear Setback:	5'	5'	5'	
	Tower:				
35	Front Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback:	N/A	N/A	N/A	
38	Side Setback facing street:	N/A	N/A	N/A	
39	Rear Setback:	N/A	N/A	N/A	



Planning Department, 1700 Convention Center Drive,2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
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2 of 2

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	DISTRICT 6	DISTRICT 6		
41	Total number of parking spaces:	N/A	23 (FOR PLAZA)		
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	0	23 (FOR PLAZA)		
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A		
44	Parking Space Dimensions:	N/A	18' X 8.5'		
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	90 DEGREES		
46	ADA Spaces:	N/A	2		
47	Tandem Spaces:	N/A	0		
48	Drive aisle width:	N/A	25'		
49	Valet drop off and pick up:	N/A	N/A		
50	Loading spaces:	N/A	ADJACENT TO BLOCK ON 9TH ST		
51	Trash collection area:	N/A	YES - 14'X7'		
52	Short-term Bicycle Parking, location and Number of racks:	N/A	2 RACKS FOR 4 BIKES		
53	Long-Term Bicycle Parking, location and Number of racks	N/A	N/A		
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	N/A	N/A	
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	N/A	
57	Total number of seats:	N/A	N/A	N/A	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
59	Total occupant content:	N/A	N/A	N/A	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	

61	Proposed hours of operation:	MON-SUN 10AM-10PM		
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	NO		
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	NO		
64	Is this a contributing building?:	NO Yes or No		
65	Located within a Local Historic District?:	YES- FLAMINGO PARK HISTORICAL DISTRICT Yes or No		

Notes:
Please write N/A if section is Not Applicable
Any additional data must be presented in the format above



NORBERTO ROSENSTEIN
ARCHITECT , INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING

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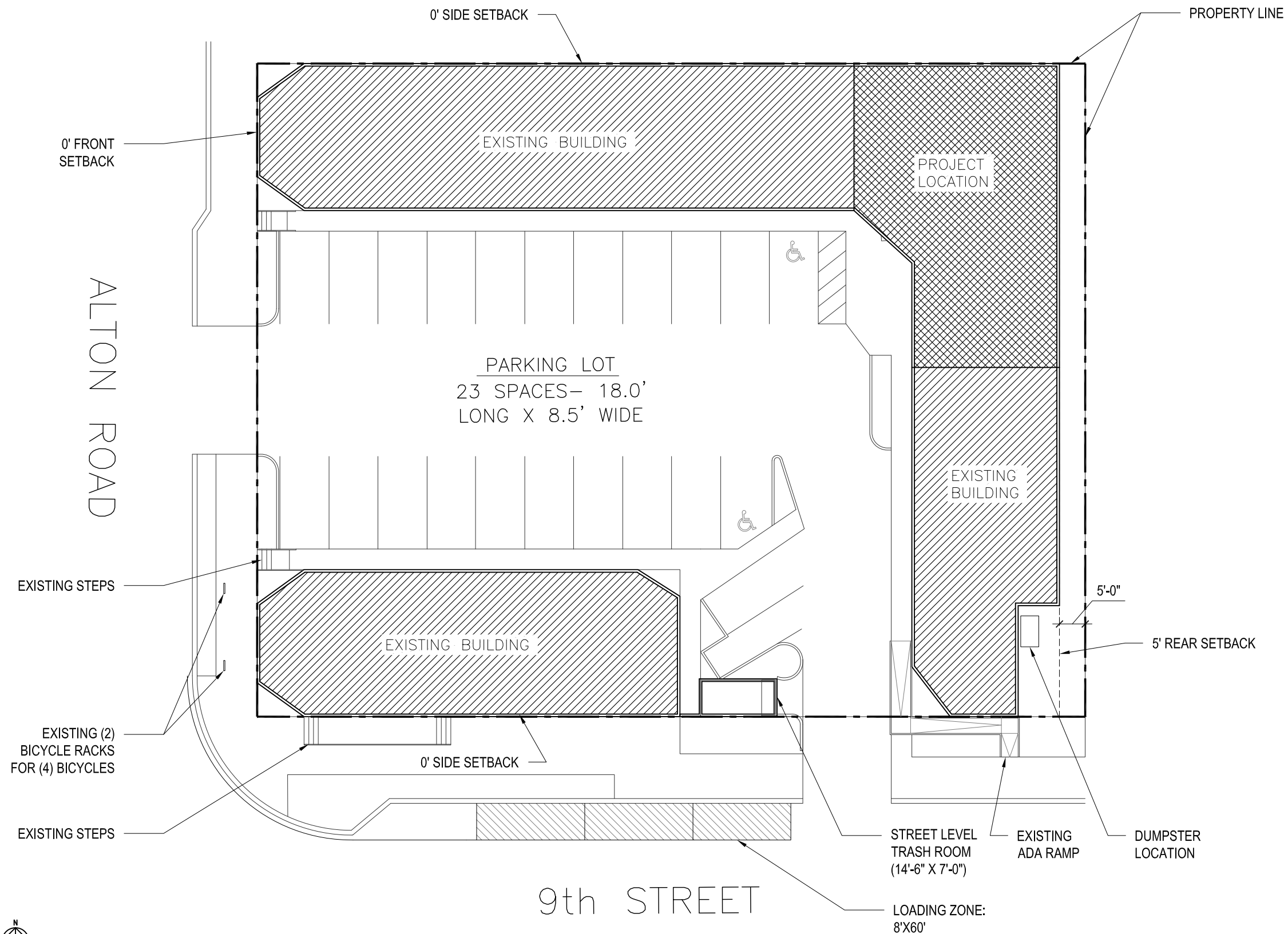
COMM. DATE
2021-28 6/01/2021

MB LIQUORS
MIAMI BEACH

901 ALTON RD
MIAMI BEACH, FLORIDA
33139

ZONING
INFORMATION

A-2.1 OF 6





PIC #1:EAST FACING VIEW: PARTIAL EAST ELEVATION OF THE PLAZA, SIDEWALK, RETAIL STORES.
DATE: 04/22/2021



PIC #2: STREET VIEW FACING SOUTH: VIEW OF PARKING LOT, RETAIL STORES
DATE: 04/22/2021



PIC #3:EAST FACING VIEW: PARTIAL EAST ELEVATION OF THE PLAZA, PARKING LOT, RETAIL STORES.
DATE: 04/22/2021



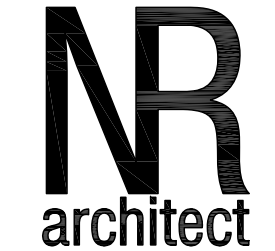
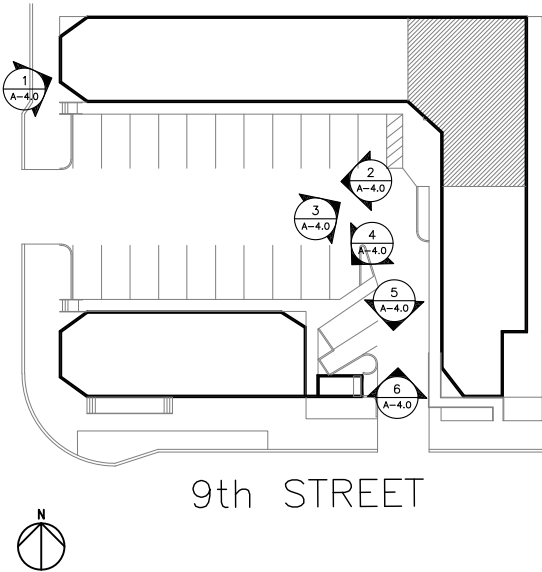
PIC #4:SOUTH-EAST VIEW: PARTIAL PERSPECTIVE OF THE PLAZA, PARKING LOT, RESTAURANT.
DATE: 04/22/2021



PIC #5: STREET VIEW FACING SOUTH: PARTIAL PERSPECTIVE FACING 9TH STREET AND THE ADJACENT BUILDING.
DATE: 04/22/2021



PIC #6:NORTH FACING VIEW: PARTIAL NORTH EAST PERSPECTIVE OF THE PLAZA, PARKING LOT, RETAIL STORES.
DATE: 04/22/2021



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COMM.	DATE
2021-28	6/01/2021

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EXISTING
STRUCTURES

A-4.0 OF 6



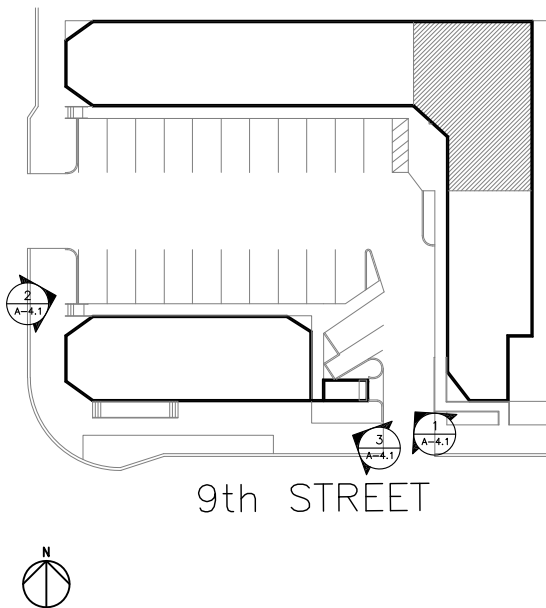
PIC #1: WEST FACING VIEW: PARTIAL WEST PERSPECTIVE OF THE PLAZA, PARKING LOT, RESTAURANT.
DATE: 04/22/2021



PIC #2: STREET VIEW FACING EAST: PARTIAL EAST ELEVATION FACING PLAZA.
DATE: 04/22/2021



PIC #3: CORNER TO CORNER: PARTIAL WEST PERSPECTIVE OF THE PLAZA, SIDEWALK, RESTAURANT.
DATE: 04/22/2021



NR
architect

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ARCHITECTURE - INTERIOR DESIGN - PLANNING

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COMM.	DATE
2021-28	6/01/2021

MB LIQOURS
MIAMI BEACH

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MIAMI BEACH, FLORIDA
33139

EXISTING
STRUCTURES

A-4.1 OF 6



PIC #1: NORTH FACING VIEW: PICTURE TAKEN ON 9TH STREET FACING PLAZA AND ADJACENT BUILDING.
DATE: 04/22/2021



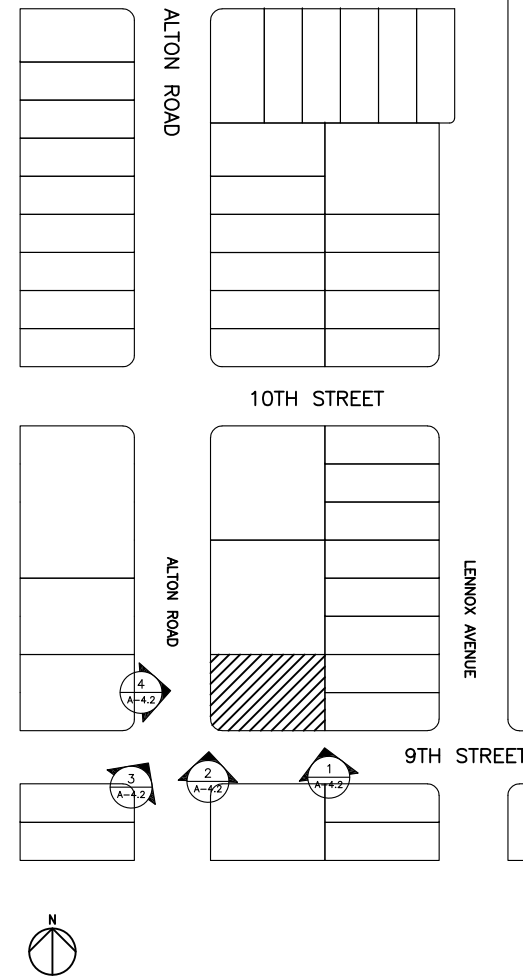
PIC #2: NORTH FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM ALTON ROAD.
DATE: 04/22/2021



PIC #3: NORTH-EAST FACING VIEW: RETAIL ADJACENT TO PROJECT BUILDING. TAKEN FROM ALTON ROAD.
DATE: 04/22/2021



PIC #4: EAST FACING VIEW: PICTURE TAKEN ON ALTON ROAD PROJECT PLAZA.
DATE: 04/22/2021



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ARCHITECT, INC.

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2021-28	6/01/2021

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MIAMI BEACH

901 ALTON RD
MIAMI BEACH, FLORIDA
33139

EXISTING
SURROUNDINGS

A-4.2 OF 6



PIC #1: ADJACENT BUILDING FACING EAST. PICTURE TAKEN ON ALTON ROAD
DATE: 04/22/2021



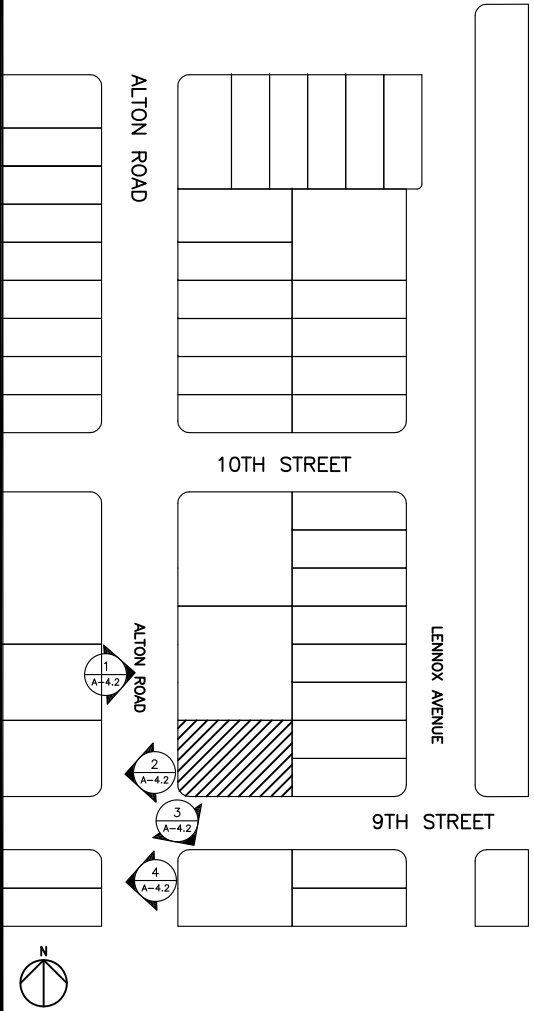
PIC #2: WEST FACING VIEW OF RESTAURANT ACROSS THE STREET FROM PROJECT BUILDING. PICTURE TAKEN FROM ALTON ROAD
DATE: 04/22/2021



PIC #3: SOUTH FACING VIEW OF ADJACENT BUILDING. PICTURE TAKEN FROM ALTON ROAD FACING 9TH STREET
DATE: 04/22/2021



PIC #4: WEST FACING VIEW OF RETAIL ACROSS FROM PROJECT BUILDING. PICTURE TAKEN FROM ALTON ROAD
DATE: 04/22/2021



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EXISTING
SURROUNDINGS

A-4.3 OF 6



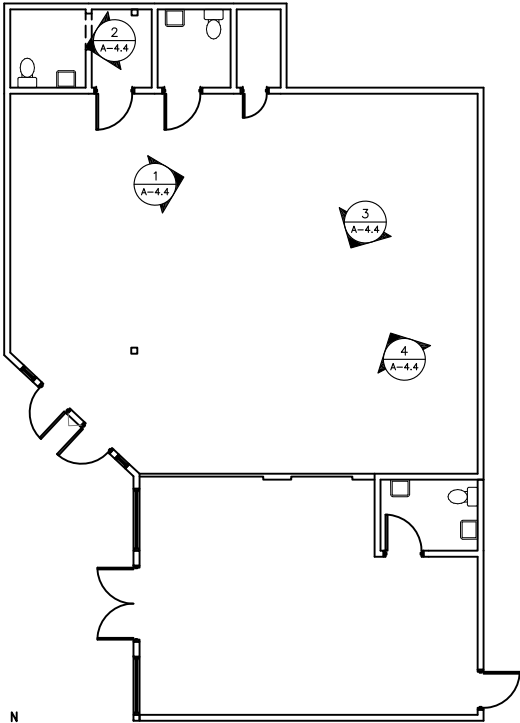
PIC #1: BACKWALL: PARTIAL STORAGE, WOOD FRAME, A/C UNIT
DATE: 04/22/2021

PIC #2: EXISTING RESTROOM ON NORTH SIDE OF BUILDING.
DATE: 04/22/2021



PIC #3: ENTRANCE: EXISTING COLUMN, WINDOW OPENINGS, EXISTING WALL TO BE DEMOLISHED.
DATE: 04/22/2021

PIC #4: NORTH SIDE OF EXISTING PROJECT. TWO RESTROOMS, SMALL STORAGE ROOM.
DATE: 04/22/2021



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ARCHITECT , INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING

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EXISTING
INTERIOR SPACES

A-4.4 OF 6



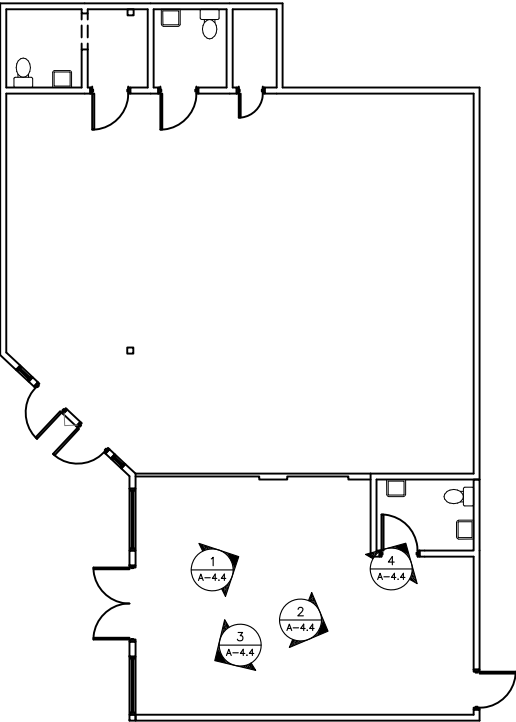
PIC #1: BACKWALL: ENTRANCE TO EXISTING RESTROOM
DATE: 04/22/2021

PIC #2: BACKWALL: EXIT DOOR, DROP CEILING
DATE: 04/22/2021



PIC #3: FRONT OF STORE, WINDOW OPENINGS, DOUBLE DOORS
DATE: 04/22/2021

PIC #4: EXISTING BATHROOM TO BE REMOVED.
DATE: 04/22/2021



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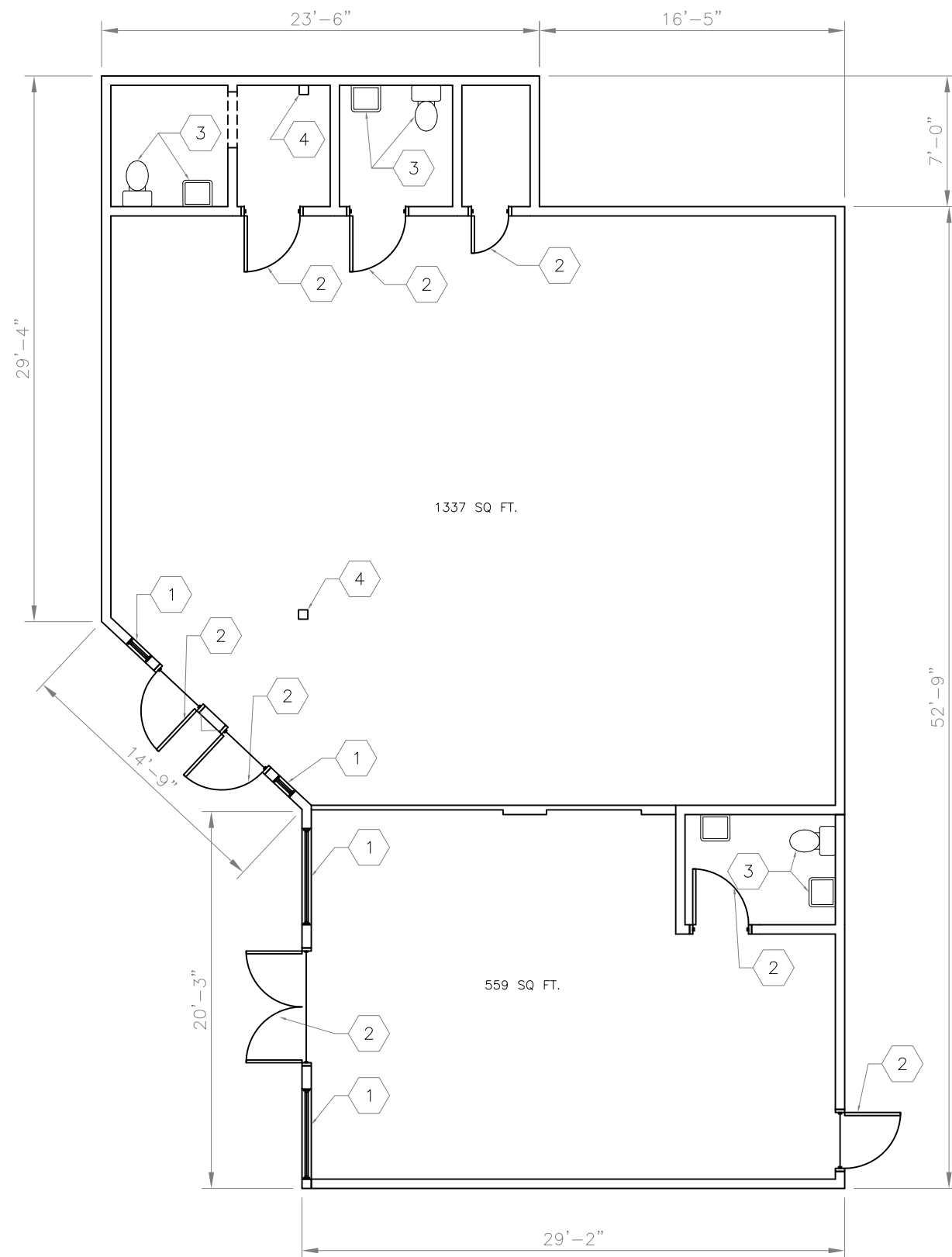
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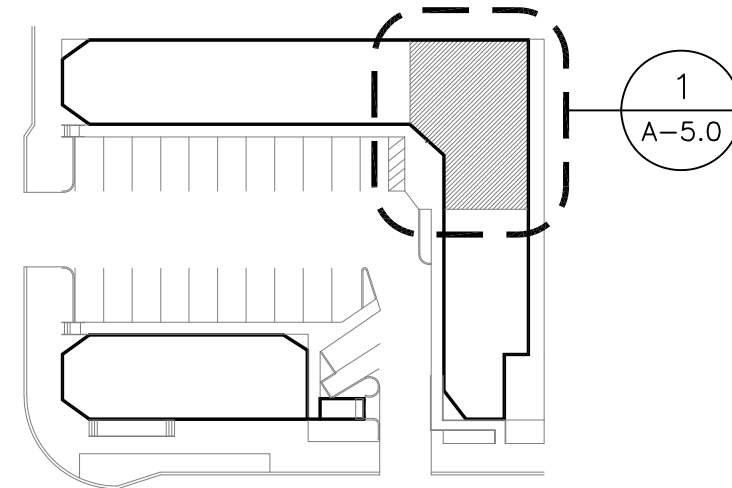
EXISTING
INTERIOR SPACES

A-4.5 OF 6



01 EXISTING FLOOR PLAN
1/8" = 1'-0"

ALTON ROAD



9th STREET

02 KEYPLAN
1/64" = 1'-0"

EXISTING FLOOR PLAN KEY NOTES:
VERIFY ALL NOTES WITH ID DRAWINGS

1. EXISTING WINDOWS
2. EXISTING DOORS
3. EXISTING PLUMBING FIXTURES
4. EXISTING COLUMN

03 KEYNOTES

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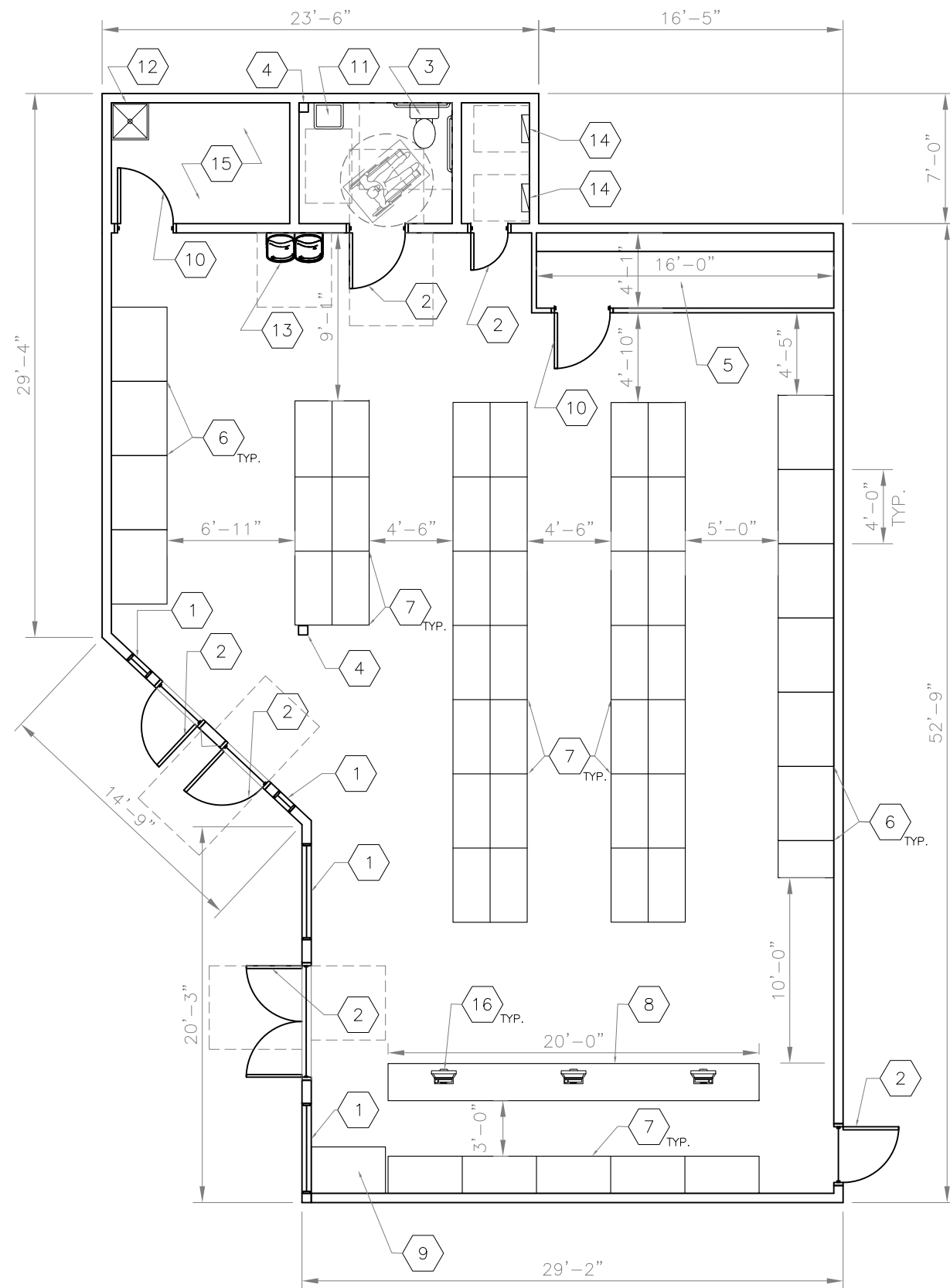
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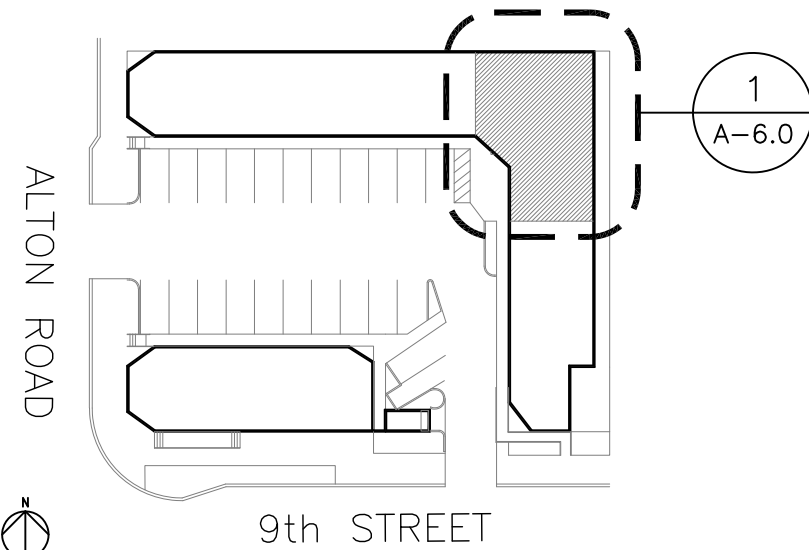
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EXISTING
CONDITION PLAN

A-5.0 OF 6



01 FLOOR PLAN
1/8"=1'-0"



02 KEYPLAN
1/64" = 1'-0"

EXISTING FLOOR PLAN KEY NOTES:

1. EXISTING WINDOWS
2. EXISTING DOORS
3. EXISTING TOILET
4. EXISTING COLUMN
5. NEW WINE ROOM
6. NEW REACH-IN REFRIGERATORS
7. NEW SHELVE DISPLAYS
8. NEW COUNTER
9. NEW ICE FRIDGE
10. NEW DOOR
11. RELOCATED ADA-COMPLIANT HAND SINK
12. NEW MOP SINK
13. NEW ADA-COMPLIANT DRINKING FOUNTAIN
14. EXISTING ELECTRICAL PANEL
15. NEW STORAGE ROOM
16. NEW POS STATION

03 KEYNOTES

OCCUPANCY CALCULATIONS		
USE: M MERCANTILE		
INTERIOR SQ FOOTAGE: 1905		
MERCANTILE AREA	1815 SF / 60	30
UNOCCUPIED AREA (WALLS/ RESTROOMS/ HALLS)	87 SF	0
TOTAL OCCUPANCY		30

RESTROOM CALCULATIONS				
SANITARY FACILITIES AS PER TABLE 403.1 FLORIDA PLUMBING CODE 2020				
TOTAL LOAD: 30 PEOPLE				
TYPE	REQUIRED	PROVIDE	ADA	TOTAL
WATER CLOSET	1 PER 500	1	1	1
LAVATORY	1 PER 750	1	1	1
SERVICE SINK	1	1	N/A	1
DRINKING FOUNTAIN	1 PER 1000	2	1	2

04 OCCUPANCY CALCULATIONS



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FLOOR PLAN

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